

PB# 87-56

**Crystal Home Cleaners
(Never Materialized)**

13-5-29

CRYSTAL HOME CLEANERS
SITEPLAN ADDITION

87-56
CUOMO

Never Materialized

TOWN OF NEW WINDSOR555 Union Avenue
New Windsor, N. Y. 12550**General Receipt****9130**

Received of

Paul V. Cuomo P.E.\$ *25.00**July 22,* 19 *87**Twenty - Five and 00/100*

DOLLARS

For

Site Plan Application 87-56

DISTRIBUTION

FUND	CODE	AMOUNT
<i>Ch # 1475</i>		<i>25.00</i>

By

*Pauline J. Townsend**Town Clerk*

Title

Hanson Law Book Co., Rochester, N. Y. 14609

Oxford®

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

TOWN OF NEW WINDSOR PLANNING BOARD

TRACKING SHEET

PROJECT NAME:

Crystal Home Plans

PROJECT NO. :

8756

TYPE OF PROJECT:

Subdivision

Site Plan ☒

Lot Line Change

Other (Describe)

TOWN DEPARTMENT REVIEWS:Date
App'dDate
Not App'dNot
Required

Planning Board Engineer

Highway

Bus. Fire Prev.

Sewer

Water

Flood

OUTSIDE DEPT./AGENCY REVIEWS:

DOT

DEC

O/C PLANNING

O/C HEALTH

NYS DOH

OTHER (SPECIFY)

SEQR:

Lead Agency Action

Determination

EAF Short ☒

Long

Submitted

Accepted

Proxy: Filed

Representative

PUBLIC HEARING:

Held (DATE)

Waived*

Other

(* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:

(SUBDIVISIONS)

Sketch Plan Date

+ 30 days = Action Date

Preliminary P/H Date

+ 45 days = Action Date

Preliminary App'l Date

+ 6 months = Final Resub. Date

Final Plan Date

+ 45 days = Final App'l Date

TIME SEQUENCING:

(SITE PLANS)

Presubmission Conf. Date

+ 6 months = Submittal Date

First Meeting Date

+ 90 days = Final App'l Date



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
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RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Crystal Home Cleaners Site Plan
PROJECT LOCATION: Walsh Road
NEW WINDSOR #: 87-56
9 December 1987

1. The Applicant has submitted a Site Plan for review for the construction of a building addition to an existing one (1) story commercial building. The Plan was previously reviewed at the 8 November 1987 Planning Board Meeting.

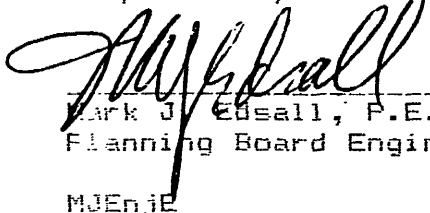
2. In my comments prepared for the 18 November 1987 Planning Board Meeting, I noted that the Plan as submitted was not complete. In addition, I have concerns with regard to the parking arrangement as shown and the spacing between the proposed addition and the existing building on the adjacent lot. Further, a variance appears necessary for the expansion of the non-conforming use.

3. A re-submittal of the Plan has not been received. My previous comments and concerns remain at this time.

4. The Board should note that a Proxy Statement had previously not been filed for this application.

5. At this time, based on the plan proposed, the application does not appear acceptable for approval, from an engineering standpoint.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJE:ejr

TOWN OF NEW WINDSOR PLANNING BOARD

TOWN HALL, UNION AVENUE, NEW WINDSOR, NEW YORK

DECEMBER 9, 1987

BOARD MEMBERS PRESENT: HENRY SCHEIBLE, CHAIRMAN
DANIEL MC CARVILLE
CARL SCHIEFER
RON LANDER
HENRY REYNS
LAWRENCE JONES

ALSO PRESENT: MARK EDSALL, PLANNING BOARD ENGINEER
JOSEPH RONES, PLANNING BOARD ATTORNEY
MICHAEL BABCOCK, BUILDING INSPECTOR

ABSENT: HENRY VAN LEEUWEN

Mr. Scheible called the regular meeting to order. He asked if there were any additions or corrections to the November 18, 1987 minutes. Being that there were none, a motion was made by Mr. Reyns, seconded by Mr. Jones and approved by the Board.

CRYSTAL HOME CLEANERS (87-56)

Mr. Paul Cuomo came before the Board representing this proposal.

Mr. Cuomo: I think you expressed a desire to look at this. The basic idea was to put an 1800 square foot building in back of the existing 1700 square foot building. I think the idea was the Planning Board would go out in the field and look it over and as you can see it has side yards but I think basically this project could be accomplished maybe not exactly whatever is here but the gentleman needs the space for their business. They need it for warehousing I think I should introduce this gentleman. This is Alex Santoro and Bob McCall. He has his business off Windsor Avenue. If you have any questions about it I will answer them.

Mr. Mc Carville: I took a look at it Paul and I think it is too much building for the size of the lot number 1, number 2 the parking doesn't make much sense as demonstrated in the plan because you'd have to back all the way out the street in order to get out of a space. I think it is too much development of the very small piece of property to begin with.

Mr. Scheible: I was also down there and I tend to agree with Mr. Mc Carville's remarks, this is too much building I agree. There is just not that much room in the back there.

Mr. Reyns: What is the date on this submittal I don't see any.

Mr. Cuomo: We didn't put a date on it. The date was I should have a date put on it, it coincides with the Planning Board's comments.

Mr. Reynolds: According to this you were supposed to resubmit a new plan and you haven't.

Mr. Cuomo: No, I thought I left it with the Planning Board would review this in the field and any further comments beyond the engineer's I would work into it. That is the way I left it with them I think I was correct. I don't want to do anything until the Planning Board saw it.

Mr. Scheible: The fire bureau also has disapproved this plan. What is the use of this again?

Mr. Cuomo: Warehouse, yes and you computed you need 1800.

Mr. Scheible: Warehouse of what type of material?

Mr. Santoro: Furniture, we are in a business where we do fire restoration, we work for the insurance company, smoke damage and water damage if it is that severe we take it until your house is built and we bring it back clean.

Mr. Scheible: What type of vehicles would be moving very closely in and out of the site?

Mr. Santoro: Mostly automobiles, we have a box van that is the biggest vehicle we have which is a 14 footer.

Mr. Mc Call: We are presently using the van at the site now as the building presently is.

Mr. Scheible: Anyone else had a chance to look at it?

Mr. Jones: I looked it over and I don't like it.

Mr. Scheible: I like what Mr. Mc Carville previously stated that there is absolutely no way to turn any type of vehicle be it a car or van or truck or anything around in there and be very easy to block off one car which stops here in case of a fire emergency and I just can't-- we are trying to squeeze too much on this piece of property that is my belief.

Mr. Schiefer: You need a variance, you have the fire department saying no you don't have room to turn around. I think it is too much.

Mr. Santoro: If you take the two spaces out of the back which you don't need then there is plenty of room. You have 25 feet back here and you have 75 feet across.

Mr. Schiefer: But the building requires 13 spaces.

Mr. Santoro: Take these and bring them in the front.

Mr. Mc Carville: Then you are short two spaces. For the zone you require 13 spaces.

Mr. Schiefer: I would vote yes on that I can't no matter what you want there is the fire department telling you not to.

Mr. Cuomo: You could get a variance on the back two spaces.

Mr. Schiefer: And a variance on the side here. You need variances all over.

Mr. Cuomo: If it was 25 percent you wouldn't need a variance on the side.

Mr. Schiefer: You are not going to make it worse by closing the space up more.

Mr. Santoro: So you are saying if we push it over this way.

Mr. Schiefer: You can't push it over it's got to be pushed over that way to get clear answers you need. With the fire people saying no what are we talking about, that is it.

Mr. Scheible: Case closed, without their approval we can't override the fire department, they have a very valid reason for not approving it.

Mr. Mc Carville: It is not good planning to allow somebody to do this.

Mr. Santoro: What is reasonable?

Mr. Scheible: What you have there already.

Mr. Santoro: You have a hundred feet in the back we are talking about 75 by 75 which between the front and the back we are only taking 80 feet to 95 feet left in the back.

Mr. Lander: What if they took the building and turned it around and went the other way. Run it across the back. Put it all the way in the back.

Mr. Scheible: He has to have side yard.

Mr. Cuomo: You'd have room for it.

Mr. Ronces: On non-conforming structures you are limited to a 30 percent expansion.

Mr. Cuomo: Right.

Mr. Schiefer: I'd suggest that they don't come before us until somebody convinces the fire department that it is acceptable.

Mr. Scheible: The fire department sees problems in the front.

Mr. Cuomo: We can widen it out.

Mr. Ronces: In order to do it the Zoning Board has to find there is practical difficulties the way it is there won't be a fire problem, it allows you to do it without a variance but the Zoning Board still has to find--

Mr. Cuomo: I know.

Mr. Mc Carville: I think we ought to send them back to drawing board.

Mr. Scheible: But then take it up, go to the fire bureau, take it up with them and see if they are doing before you even go ahead with this back here first go to the fire bureau and find out what their problems are. One of them is that is quite a hump which comes in off the street. They are thinking about bringing fire apparatus up the hill also.

Mr. Cuomo: We are also next door to the fire department, it would be easy to walk down the street.

Mr. Scheible: Make that trip to the bureau first and then go to your working on the plans. And reduce the building size.

Mr. Cuomo: But in the back though.

Mr. Mc Carville: Building size cannot be more than 30 percent of the current space that is in the building there without a variance.

Mr. Cuomo: But with a variance it could be larger.

Mr. Roncs: You are going to have to show hardship I don't know how you are going to do it. It is one thing to be able to show practical difficulty but to show hardship you are going to have a tough time showing dollars and cents.

Mr. Cuomo: I don't know whether he can show hardship or not.

Mr. Roncs: It might be tough.

Scheible: In order to go behind the 30 percent you have to go to the Zoning Board of Appeals.

Mr. Cuomo: Thank you.

Mr. Edsall: You should either waive the deadlines or take action on the plan. There is no proxy either.

Mr. Scheible: You have made an application in order to clear the Planning Board of making a decision here and now if we took a vote now we'd all vote no and you'd have to start all over. What we'd like you to do is to waive the time period that we are allowed to make a decision be it a yes or no decision so do you give us that waiver?

Mr. Santoro: Yes.

Mr. Roncs: The extent of remodeling even if you have a 30 percent situation that has to be approved by the Zoning Board of Appeals.

Mr. Cuomo: Right.

Mr. Roncs: Even though you won't need a variance you'd still have to go to the Zoning Board to approve that 30 percent up to 30 percent extension.

Mr. Cuomo: Right.

Mr. Mc Carville: That approval does not constitute a site plan.

Mr. Cuomo: No.

Mr. Babcock: Down here on High Street it shows High Street with paving coming partially, I think we ought to get a better description of where it is or what it is if it is just a road or street or whatever it is if it is a Town street he is going to have a problem with front yard setbacks. If he is bordering that property he is bordering on a road that is a front yard.

Mr. Edsall: The plan is not fully complete, we are not sure if it is a private ownership or what.

Mr. Jones: It is paved.

Mr. Edsall: The end of it?

Mr. Scheible: Our building inspector has come up with a question. This would have to be more clearly stated whether this street here what is the situation with High Street here because that could possibly change your situation around so far as setbacks are concerned.

Mr. Cuomo: That is a Town street.

Mr. Babcock: You are going to have to consider if it is Town road and front yard setbacks.

Mr. Cuomo: It becomes a front yard.

Mr. Edsall: Find out who the owners are if it is dedicated private property or what.

Mr. Cuomo: I think it is a paper street, I will check it out.

Mr. Jones: Not High Street.

Mr. Cuomo: Ok. Thank you.

~~CRYSTAL HIRE CLEANING CO.~~

Mr. Paul Cuomo came before the Board.

11-18-87

Mr. Cuomo: This gentleman owns a business and he would like to, he wants to add on 1900 square feet but as you can see also some problems there, there is side yard, rear yard and the parking. I think the parking which will require 13 I don't think we can do that. I was looking over the engineer's comments here and I incline to agree with him.

Mr. Van Leeuwen: I think we should go down and take a look at it.

Mr. Cuomo: It is very close to the other building. The proposed use will be warehousing materials for his cleaning business.

Mr. Van Leeuwen: Who is the owner?

Mr. Cuomo: I have to say I don't remember I have to look up the application.

Mr. Scheible: We will go and take a look at it.



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CONSULTING ENGINEERS P.C.

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RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

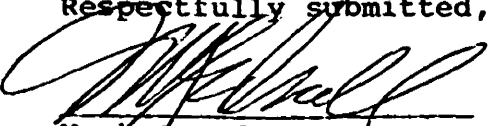
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Crystal Home Cleaners Site Plan
PROJECT LOCATION: Walsh Road
NEW WINDSOR #: 87-56

1. The Applicant has submitted a Site Plan for review for the construction of a building addition to an existing one (1) story commercial building.
2. Although a Site Plan Checklist has been submitted which indicates that the submitted Plan includes all necessary information, a substantial number of items have not been addressed on the Plan. Future Plans should include an Area Location Plan, all adjoining property Owners, delineation of existing paved areas, delineation of any existing improvements, all proposed paving improvements, any exterior lighting, provisions for proper site drainage, refuge storage, a complete Bulk Table, and all such other information as referenced in the Checklist of the Application Package.
3. It would be understood that the Site has access off Walsh Road based on the layout of the diagonal parking. Is one to understand that vehicles from these five (5) spaces would be required to "back-out" of the site? Also, if the two (2) spaces to the north are occupied and thereafter the five (5) diagonal spaces become occupied, is it possible for the vehicles from the northerly two (2) spaces to exit?
4. The Bureau of Fire Prevention and the Fire Departments should be consulted with regard to the "close spacing" that would result between the proposed addition and the existing building on the adjoining lot.
5. The Site is located within the R-4 Zone. The indicated commercial use is not a permitted use for that Zone. The Board should determine if a variance is required for the expansion of the non-conforming use.
6. The Board should note that a Proxy Statement has not been filed for this Application.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJE:JE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

87-56

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

CRYSTAL HOME CLEANERS

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 18 August 19 87.

☐ The site plan or map was approved by the Bureau of Fire Prevention.

☒ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Minimum driveway width at street to be 24 feet and also along side
of building to the edge of the parking spaces.

SIGNED: Richard Holzman

CHAIRMAN

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM:

87-56

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Paul V. Cuomo P.E. for the building or subdivision of
Crystal Home Cleaners has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

Building tied to Sewer line

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman R. Masten
SANITARY SUPERINTENDENT

July 22, 1987
DATE

87-56

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

Paul V. Cuomo for the building or subdivision of
Crystal Home Leases has been

reviewed by me and is approved ☒ _____,
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

will not interfere with water system

HIGHWAY SUPERINTENDENT

Gene D. D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-side form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Crystal Home Cleaners Building Addition
2. Name of Applicant Paul V. Cuomo, P.E. Phone 561-0448
Address 571 Union Ave. New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record LAB Realty Company(The partners in LAB are the same
~~LAB Realty Company~~ as Crystal) Phone 562-2350
Address 161 Walsh Rd. New Windsor, N.Y. 12550 The app. is signed by
(Street No. & Name) (Post Office) (State) (Zip) all 3.
4. Person Preparing Plan Paul V. Cuomo, P.E. Phone 561-0448
Address 571 Union Ave. New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the North side of Walsh Ave.
_____ (Street)
450 feet West
(Direction)
of Cedar Ave.
(Street)
7. Acreage of Parcel 0.3 8. Zoning District R4
9. Tax Map Designation: Section 13 Block 5 Lot 29
10. This application is for _____ addition
11. Has the Zoning Board of Appeals granted any variance or a
special permit concerning this property? No

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Alex Santoro, Louis M. Cordasco, Robert B. Kohl
being duly sworn, deposes and says
that he resides at 161 Walsh Road
in the County of Orange and State of New York
and that he is (the owner in fee) of IAB Realty Company
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
Paul V. Cuomo to make the foregoing
application for Special Use Approval as described herein.

xxxxxxxxxxxxxxxxxxxxxx
Site Plan Approval

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

16th day of July 1987
Joseph Tutera
Notary Public

Alex Santoro
(Owner's Signature) Partner
[Signature]
(Applicant's Signature) Partner
[Signature]
(Title) Partner

JOSEPH TUTERA
Notary Public for the State of
New York, Appointed for the county
of Westchester
My Commission expires 2/12/89

REV. 3-87

#9401500

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

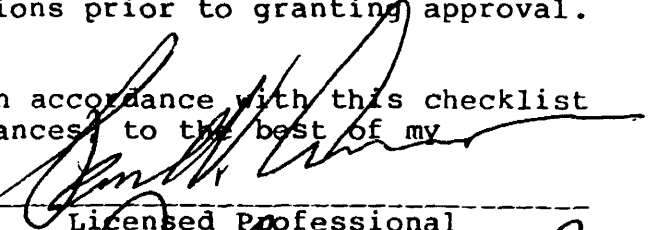
ITEM

- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval Stamp. | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <input checked="" type="checkbox"/> Area Lighting |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input checked="" type="checkbox"/> Water Supply/Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Required. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27) | |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances to the best of my knowledge.

By: 

Licensed Professional

Date: July 22, 1987

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Crystal Home Cleaners Building Addition

Location: 161 Walsh Road New Windsor, NY

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

- | | YES | NO |
|--|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

FOR AGENCY USE ONLY

Preparer's Signature: [Signature] P. E. Date: July 22, 1987

Preparer's Title: Consulting Engineer

Agency: _____

TAX MAP DESIGN
513-B5-L29

ZONE-R4
USE IS COMMERCIAL
BUILDING IS
NON-CONFORMING

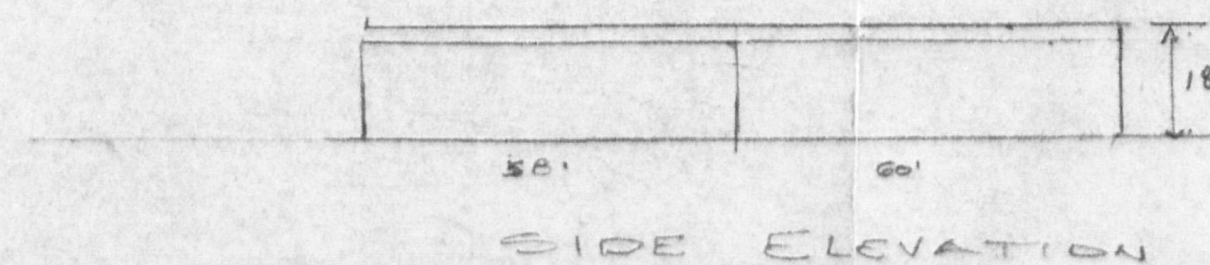
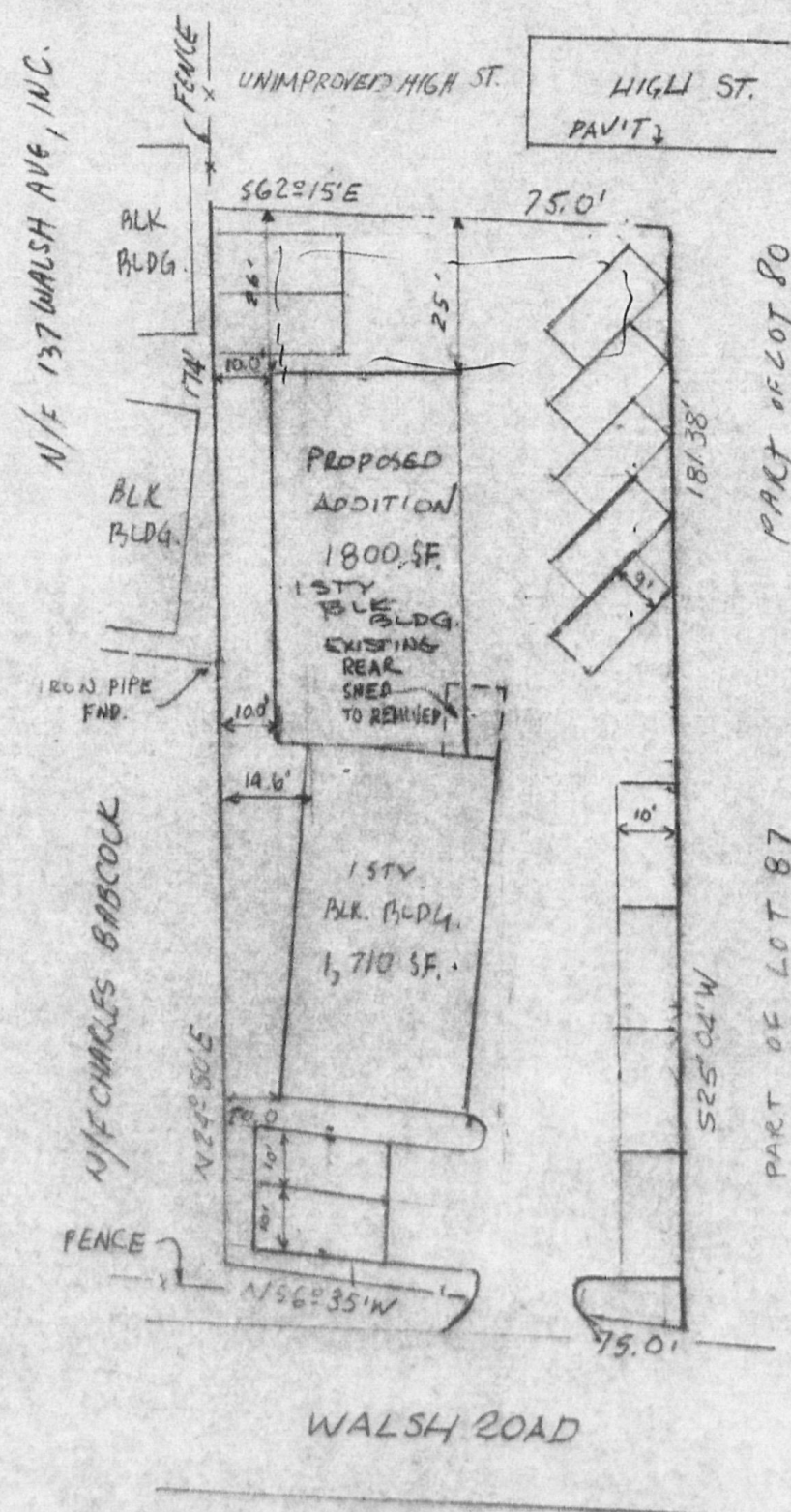
OFF STREET PARKING

$$\begin{array}{r} 1800 \\ 1710 \\ \hline 2510 \text{ S.F.} \\ 200 \\ \hline \end{array} = 12.55$$

= 13 SPACES REQUIRED
13 SPACES PROVIDED

SITE PLAN

1" = 30'



CRYSTAL HOME CLEANERS 161 WALSH ROAD NEW WINDSOR N.Y.		
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
ADDITION TO EXISTING BUILDING 30'x60' = 1800 S.F.		
PAUL V. CUOMO, P.E. Consulting Civil Engineer 571 Union Avenue New Windsor, N.Y. 12550		DRAWING NUMBER 1021